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| Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address<br><br>Wesley H. Avery, Esq. CLS-B (SBN 155724)<br>Lucy A. Mavyan, Esq. (SBN 260811)<br>LAW OFFICES OF WESLEY H. AVERY, APC<br>758 E. Colorado Blvd. Ste. 210<br>Pasadena, CA 91101-2105<br>Phone: (626) 395-7576<br>Fax: (661) 430-5467<br>wavery@thebankruptcylawcenter.com<br><br><input type="checkbox"/> Individual appearing without attorney<br><input checked="" type="checkbox"/> Attorney for: Nancy J. Zamora, chapter 7 trustee | FOR COURT USE ONLY |
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| <b>UNITED STATES BANKRUPTCY COURT<br/>CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION</b> |  |
| In re:<br>ANNA BARSEGHIAN, a married woman,<br><br>Debtor.<br><br>SSN xxx-xx-3679<br><br>Debtor(s).     | CASE NO.: 1:19-bk-10828-MT<br>CHAPTER: 7<br><br><b>NOTICE OF SALE OF ESTATE PROPERTY</b> |

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| <b>Sale Date:</b> 06/10/2020  | <b>Time:</b> 10:00 am |
| <b>Location:</b> Courtroom 302, US Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills CA 91367 |                       |

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 05/27/2020

**Description of property to be sold:**

Single family residence commonly known as 11130 Collett Avenue, Granada Hills CA that bears Los Angeles County assessor's parcel number 2666-021-016 and any personalty found there (collectively, the "Property").

**Terms and conditions of sale:**

As is, where is, without any warranties either express or implied. Overbidder must close within 15 days of the entry of the order approving the sale (or within such additional time as the parties agree to ensure that Debtor and Husband have vacated the SFR) to the overbidder or the overbidder's bid deposit will be forfeited to the Bankruptcy Trustee.

**Proposed sale price:** \$ 700,000.00

**Overbid procedure (*if any*):**

First overbid is \$715,000; overbids are in increments of \$5,000. Bid deposit (non-refundable if winning bidder) of \$15,000 has to be tendered to the Trustee's counsel at least five calendar days before the sale hearing on 6/10/2020.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

See above.

**Contact person for potential bidders (*include name, address, telephone, fax and/or email address*):**

See the upper left hand corner of the first page of this form.

Date: 05/19/2020